

This Instrument was Prepared by:

Send Tax Notice To: Mike Ream
Sally Ream

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

CORPORATION STATUTORY
SURVIVORSHIP WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Nine Thousand Five Hundred Dollars and No Cents (\$139,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, Inc., a Delaware corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mike Ream and Sally Ream**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of April, 2021.

THE WESTERVELT COMPANY


James J. King Jr.
Vice President

State of Alabama

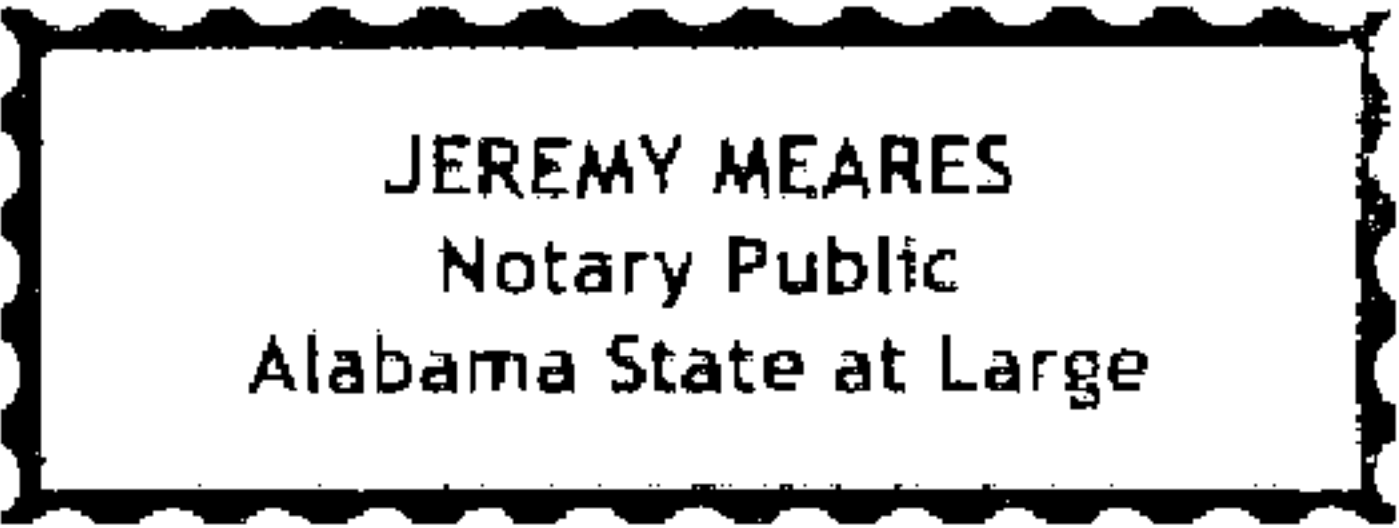
County of Tuscaloosa

I, Jeremy Meares, a Notary Public in and for said County in said State, hereby certify that James J. King Jr. as Vice President of The Westervelt Company, Inc., a Delaware corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2021.


Notary Public, State of Alabama

My Commission Expires: _____



My Commission Expires
March 29, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

31 acres, more or less, out of the following described property:

All that part of the NE 14 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, lying South or East of Shelby County Road No 405.

LESS AND EXCEPT the following described parcel:

To find the point of beginning start at the SE corner of the SE 1/4 of the NE 1/4 and run North 87 degrees 00 minutes West and along the South boundary of the SE 1/4 of the NE 1/4 for a distance of 965.73 feet to the point of beginning; thence run North 27 degrees 10 minutes East for a distance of 122.34 feet to a point; thence run North 2 degrees 39 minutes East for a distance of 179.92 feet to a point; thence run North 87 degrees 21 minutes West for a distance of 897.90 feet to a point; thence run South 2 degrees 39 minutes West for a distance of 290.98 feet to a point on the South boundary of the SW 1/4 of the NE 1/4; thence run South 87 degrees 34 minutes East and along the South boundary of the SW 1/4 of the NE 1/4 for a distance of 485.20 feet to its SE corner; thence run South 87 degrees 00 minutes East and along the South boundary of the SE 1/4 of the NE 1/4 for a distance of 361.95 feet to the point of beginning.

Said description to be determined by survey.

Seller hereby reserves from the sale of above described property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons including, without limitation, coal seam gas, coal; sand; gravel, clay; lignite; ironstone; limestone; dolomitic limestone and minerals of every kind and nature.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Westervelt Company, Inc.	Grantee's Name	Mike Ream Sally Ream
Mailing Address	1400 Jack Warner Parkway NE Tuscaloosa AL 35404	Mailing Address	524 Riverhaven Pl Hoover AL 35244
Property Address	0 Hwy 405 Shelby, AL 35143	Date of Sale	April 16, 2021
		Total Purchase Price	\$139,500.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	April 14, 2021	Print	The Westervelt Company, Inc.
Unattested	(verified by)	Sign	J. Ray Collier (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2021 08:23:47 AM
\$167.50 JOANN
20210420000195640

Allen S. Bayl